





'Superb sized and newly decorated 2nd floor flat forming part of a well maintained traditional built tenement.'

Hallway, rear facing lounge/dining room, modern fitted kitchen with appliances, 2 generously proportioned double bedrooms and bathroom with electric shower above bath. Good storage space. Gas central heating. Double glazing. Secure entry phone system. Shared garden to rear and on street parking to front. Ideal home or investment property.

Tay Street lies approximately 2 miles south west of Princes Street and is therefore ideally placed for those working

within the city centre with a regular bus service available nearby. Alternatively, major access roads and Haymarket railway station allow for ease of commuting out with the capital. Within the vicinity there are amenities to meet every day needs including Bruntsfield Primary, Boroughmuir High, shops, banks, leisure centres, Union Canal Walkway, Harrison Park, cinemas and theatres with the neighbouring district of Bruntsfield providing an eclectic mix of bars and restaurants. It is also worth noting the regeneration of the Union Canal with Edinburgh Quay at Fountainbridge housing a number of waterside bars and bistros.

Extras

The contents are available by separate negotiation to allow for ease of purchase.

Energy Performance Rating

C





11 TAY STREET, EH11 1DZ

